



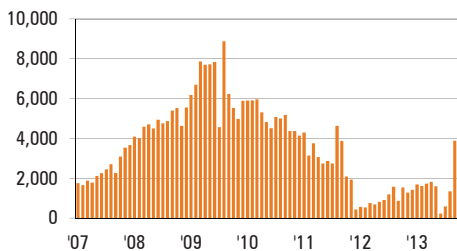
DECEMBER 2013

CITY OF LAS VEGAS MONTHLY RESIDENTIAL FORECLOSURE ANALYSIS

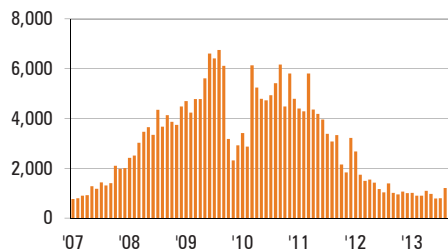
KEY TRENDS

- On October 1, 2013, the Nevada Homeowner's Bill of Rights became effective and added additional requirements to the process of foreclosing on a home. As a result, notices of default in the City of Las Vegas (the "City") plummeted, falling from 1,137 in September to 103 in October.
- The City of Las Vegas reported the second-highest rate of notices of default among local jurisdictions with 28 per 1,000 housing units. North Las Vegas was the highest with 35 per 1,000 housing units. Unincorporated Clark County and Henderson reported rates of 26 per 1,000 units and 24 per 1,000 units, respectively.
- Trustee deeds (foreclosures) in the City continued to climb in October, rising 15.1 percent from the prior month and 9.0 percent from last year to 229. However, in the past 12 months, there have been 2,071 foreclosures, which is down 44.0 percent from the prior 12-month period.

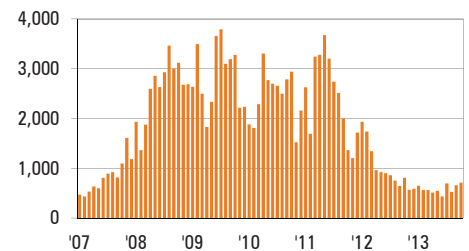
CLARK COUNTY
Notices of Default



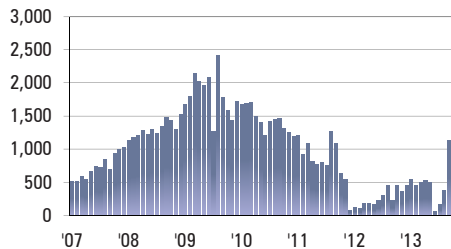
CLARK COUNTY
Notices of Trustee Sale



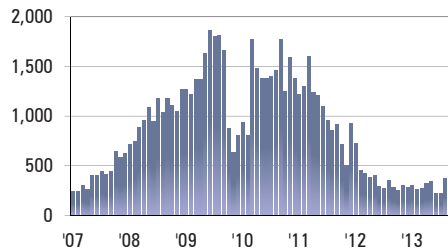
CLARK COUNTY
Trustee Deeds (Foreclosures)



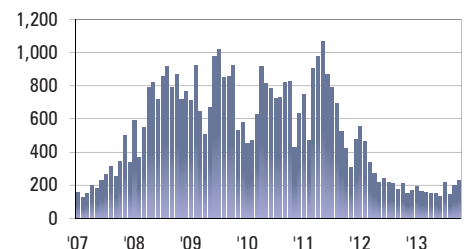
CITY OF LAS VEGAS
Notices of Default



CITY OF LAS VEGAS
Notices of Trustee Sale



CITY OF LAS VEGAS
Trustee Deeds (Foreclosures)



SOUTHERN NEVADA FORECLOSURES	Housing Units ¹	Notices of Default ²			Notices of Trustee Sale ³			Trustee Deeds (Foreclosures) ⁴		
		Current Month	Trailing 12 Months	Rate Per 1,000 Units	Current Month	Trailing 12 Months	Rate Per 1,000 Units	Current Month	Trailing 12 Months	Rate Per 1,000 Units
City of Las Vegas - Ward 1	23,930	8	688	29	20	465	19	24	277	12
City of Las Vegas - Ward 2	33,896	12	749	22	25	484	14	31	278	8
City of Las Vegas - Ward 3	21,756	10	559	26	19	372	17	26	230	11
City of Las Vegas - Ward 4	39,511	30	1,002	25	26	603	15	42	387	10
City of Las Vegas - Ward 5	23,445	12	675	29	14	495	21	46	309	13
City of Las Vegas - Ward 6	44,832	31	1,524	34	51	976	22	60	590	13
CITY OF LAS VEGAS TOTAL	187,370	103	5,197	28	155	3,395	18	229	2,071	11
Balance of Clark County	466,786	278	12,476	27	371	7,988	17	487	4,993	11
CLARK COUNTY TOTAL	654,156	381	17,673	27	526	11,383	17	716	7,064	11

[1] Number of Housing Units – The count of dwelling units, regardless of occupancy status; includes single family homes, townhomes, condominiums, plex units, and mobile homes (excludes apartments and timeshares), *Clark County Assessor and Clark County Comprehensive Planning*; [2] Foreclosure Notices of Default – The count of notices of default, breaches and lis pendens; not all filings/notices result in foreclosure transactions, *Clark County Recorder and Applied Analysis*; [3] Foreclosure Notice of Trustee Sale – The count of notices of trustee sale and notices of foreclosure sale; not all filings/notices result in foreclosure transactions, *Clark County Recorder and Applied Analysis*; [4] Trustee Deed (Foreclosure) Transactions – The count of homes that are sold in a trustee sale to a financial institution (e.g., lender or mortgage company); also known as a bank repossession, *Clark County Recorder, Clark County Assessor and Applied Analysis*.